

**City of Greensboro Planning Department
Zoning Staff Report
March 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 4311 Hicone Road (North side of Hicone Road between US 29 North and Arborlinda Drive)

Applicant: Planning Department
Owner: John D. Love Oil Company, Inc.

From: County Zoning Highway Business
To: City Zoning Highway Business

Conditions: N/A

SITE INFORMATION	
Max. Developable Units & Density	N/A
Net Density of Developable Land	N/A
Existing Land Use	Tarheel Mart Convenience Store
Acreage	1.30
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Minimal landscaping <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Rural Residential	AG
<i>South</i>	Fellowship Hall	City CD-PI (effective 4-30-05)
<i>East</i>	Single Family Residential	AG
<i>West</i>	Vacant	HB

ZONING HISTORY		
Case #	Year	Request Summary
		N/A

DIFFERENCES BETWEEN Co. HB (EXISTING) AND City HB (PROPOSED) ZONING DISTRICTS
Co. HB: Primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. Developments in this district generally have substantial front setbacks.
City HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.

TRANSPORTATION	
Street Classification	Hicone Road – Major Thoroughfare.
Site Access	Existing.
Traffic Counts	24 hour counts not available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	See GDOT comments.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, Flow eventually enters main channel downstream of City Lakes
Floodplains	None
Streams	None
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property contains a Chevron gas station/convenience store.

The request results from a Utility Agreement and Annexation Petition. At its January 19, 2005 meeting, the Greensboro Planning Board voted 8 to 0 to recommend approval of the annexation.

This property is within Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

There is a 12-inch City water line in Hicone Road. There is no City sewer line nearby. This annexation would not obligate the City to extend a sewer line. Provision of other City services should be comparable to their provision to previous satellite annexations farther out in the same direction.

At its February 15, 2005 meeting, the City Council unanimously voted to annex the property of Fellowship Hall on the opposite side of Hicone Road and to establish original city zoning of Conditional District - Public and Institutional. The annexation and original zoning will become effective on the last day of April.

Although classified as Moderate Residential, staff believes that this property is in compliance with the plan since Moderate Residential can "support small supportive uses such as grade schools, churches, and neighborhood-serving commercial areas that are not always depicted on the Generalized Future Land Use Map."

This proposal simply carries forth the same zoning classification as established by Guilford County.

GDOT: The subject property is located within the proposed interchange improvement for Hicone Road and US 29. This interchange will be constructed by NCDOT with the Eastern Urban Loop project, and right-of-way acquisition for this project is expected to start in 2006. This entire parcel has been identified for acquisition by NCDOT.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.